



**STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE**

Name of Proposal/File Number: HAWTHORNE LANE PRD, File Number L070571

Description of Proposal:

PROPOSING TO SUBDIVIDE A 7.32 ACRE LOT INTO 35 SINGLE FAMILY HOMES.
32 SINGLE FAMILY DETACHED HOMES AND ONE TRIPLEX WITH ATTACHED GARAGES.

Location of Proposal: 17249, 17257, 17241 NE 116TH ST

Site Address of Proposal (if any): 17241 NE 116TH ST RED

Proponent: BURNSTEAD CONST CO

Lead Agency: CITY OF REDMOND

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

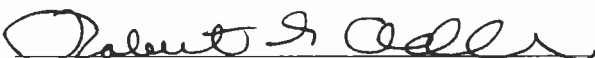
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Comment Period: Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

 There is no comment period for this DNS. Please see below for appeal provisions.

X This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Thara Johnson, at 425-556-2470, via fax at 425-556-2400, via e-mail at tmjohnson@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 01/27/2011.**

Responsible Official: *Robert G. Odle, Planning Director*

Signature: 

Responsible Official: *William J. Campbell, Public Works Director*

Signature: 

Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

Appeal Period

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 02/11/2011**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project Planner, Thara Johnson, at 425-556-2470 or via e-mail tmjohnson@redmond.gov.

Date of DNS issuance: 01/12/2011



CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Redmond identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. When you submit this checklist the City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Non project Proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON PROJECT ACTIONS (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

FOR AGENCY USE ONLY

Planner's Name	THARA JOHNSON
Date of Review	01/07/2011

To be completed by applicant	Evaluation for Agency Use only										
<p>A. BACKGROUND</p> <p>1. Name of proposed project, if applicable:</p> <p>Hawthorne Lane PRD</p> <p>2. Name of applicant:</p> <p>Rick Burnstead Construction Company</p> <p>3. Address and phone number of applicant and Contact person:</p> <table border="0"> <tr> <td>Applicant:</td> <td>Contact Person:</td> </tr> <tr> <td>Rick Burnstead Construction Co.</td> <td>Lafe B. Hermansen</td> </tr> <tr> <td>Attn: Rick Burnstead</td> <td>c/o Core Design, Inc.</td> </tr> <tr> <td>1215 120th Avenue NE, Suite 201</td> <td>14711 NE 29th Place, Suite 101</td> </tr> <tr> <td>Bellevue, Washington 98005</td> <td>Bellevue, Washington 98007</td> </tr> </table> <p>4. Date checklist prepared:</p> <p>December 18, 2007</p> <p>5. Agency requesting checklist:</p> <p>City of Redmond Planning and Community Development</p> <p>6. Give an accurate, brief description of the proposal's scope and nature:</p> <p>i. Acreage of the site: <u>7.32 ac</u></p> <p>ii. Number of dwelling units/ buildings to be constructed: <u>35/32</u></p> <p>iii. Square footage of dwelling units/ buildings being added: <u>58,296</u></p> <p>iv. Square footage of pavement being added: <u>70,560</u></p> <p>v. Building Activity type: <u>Single Family Home</u></p> <p>vi. Other information: <u>No other</u></p>	Applicant:	Contact Person:	Rick Burnstead Construction Co.	Lafe B. Hermansen	Attn: Rick Burnstead	c/o Core Design, Inc.	1215 120th Avenue NE, Suite 201	14711 NE 29th Place, Suite 101	Bellevue, Washington 98005	Bellevue, Washington 98007	<p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p>
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<p>7. Proposed timing or schedule (including phasing, if applicable):</p> <p>Site construction is scheduled to start in the spring of 2011, subject to the approval process and market demands. Building construction is proposed to start in late summer of 2011.</p> <p>8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain</p> <p>9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.</p> <ul style="list-style-type: none"> • Preliminary Drainage Report (Core Design, Inc.) • Preliminary Wetland Report (Altmann Oliver) • Preliminary Arborist Report (Gilles Consulting) • Wetland Mitigation Plan (Altmann Oliver) • Preliminary Wildlife Study (Altman Oliver) • Preliminary Traffic Study (Transpo) • Preliminary Geotechnical Report (Associated Earth Sciences) • Critical Aquifer Recharge Report (Associated Earth Sciences) <p>10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, explain.</p>	<p>✓ T.J.</p> <p>✓ T.J.</p> <p>✓ T.J.</p> <p>✓ T.J.</p>

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<p>B. <u>ENVIRONMENTAL ELEMENTS</u></p> <p>1. Earth</p> <p>a. General description of the site (check one)</p> <p><input type="checkbox"/> Flat</p> <p><input checked="" type="checkbox"/> Rolling</p> <p><input type="checkbox"/> Hilly</p> <p><input type="checkbox"/> Steep slopes</p> <p><input type="checkbox"/> Mountainous</p> <p><input type="checkbox"/> Other</p> <p>The site currently contains three (3) single family homes and associated outbuildings. The site slopes generally down from the northwest corner to the on-site wetland and from the southwest corner down to the same wetland. The general slope across the site is approximately 6%</p> <p>b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.</p> <p>The steepest slope, of approximately 45%, is located in the southeast corner of the site.</p> <p>c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.</p> <p>The site is underlain with Till Soils (till is a minor component), peat, non-structural fill.</p>	<p>✓ T.J.</p> <p>✓ T.J.</p> <p>✓ T.J.</p>

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<p>d. Are there surface indications or history of unstable soils in the immediate vicinity? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>(the project geotechnical report does identify loose fill with debris above peat moss).</p> <p>e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill.</p> <p>The purpose of the grading is to construct the building pads, roads, tracts and utilities. The quantities of the cut and fill that will occur on site are approximately 30,000 cubic yards (15,000 cy cut, 15,000 cy fill). If the site grading has to be changed and fill material is found to be necessary, the source of fill material is unknown at this phase of the project. However, clean fill material approved by the Geotechnical Engineer will be used. Please refer to the Grading and Utility Plans prepared by Core Design, Inc for additional information.</p> <p>f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.</p> <p>Erosion could occur as a result of denuded soil during and immediately following storm events. During the construction cycle of the plat.</p> <p>g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?</p> <p>Less than 60% of the site will be covered by impervious surface, which can include buildings, walks, parking, and site access. This meets the standard for the R-4 zone within the City of Redmond.</p> <p>h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.</p> <p>A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: siltation fence, temporary siltation ponds, chemical treatment, filtration and other measures; which may be used in accordance with the requirements of the City of Redmond. At completion of the project, permanent measures may include stormwater runoff detention and water quality facilities as required.</p>	<p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p>

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<p>i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?</p> <p>Not to our knowledge.</p>	<p>✓ T.S.</p>
<p>2. Air</p> <p>a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.</p> <p>During construction, there will be increased exhaust and dust particle emissions. After construction, the principle source of emissions will be from automobile traffic, lawn equipment, and others typical of a residential neighborhood.</p> <p>b. Are there any off-site sources of emissions or odor that may affect your proposal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, generally describe.</p> <p>Off-site sources of emissions or odors are those typical of the residential neighborhoods and commercial properties that surround this site, such as automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.</p> <p>c. Proposed measures to reduce or control emissions or other impacts to air, if any:</p> <p>Please see attached</p>	<p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p>
<p>3. Water</p> <p>a. Surface</p> <p>1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.</p>	

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<p>The site contains one (1) category III wetlands (Labeled Wetland A) with an 80' buffer. The wetland apparently forms the headwaters of a mapped Class III stream extending off-site to the east of the property.</p>	<p>✓ 1.5.</p>
<p>2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..</p> <p>The construction of the public road stub to the east property line will cause a portion of the on-site wetland to be filled. Altmann Oliver has prepared a wetland mitigation plan for these impacts. This plan has been submitted to the City of Redmond for review and approval.</p>	<p>✓ 1.5.</p>
<p>3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material, if from on site.</p> <p>The portion of the wetland to be filled on site is approximately 1,930 S.F. in size and is located along the eastern property line near the southeast corner of the project. The fill material will be sourced from the site and will consist of approximately 240 C. Y. of material.</p>	<p>✓ 1.5.</p>
<p>4. Will the proposal require surface water withdrawals or diversions? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p>	
<p>Please see the additional information prepared by Associated Earth Sciences regarding the site's groundwater recharge.</p>	<p>✓ 1.5.</p>
<p>5. Does the proposal lie within a 100-year floodplain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, note location on the site plan.</p>	<p>✓ 1.5.</p>

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<p>6. Does the proposal involve any discharge of waste materials to surface waters? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe the type of waste and anticipated volume of discharge.</p> <p>b. Ground</p> <p>1. Will ground water be withdrawn, or will water be discharged to ground water? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Give general description, purpose, and approximate quantities if known.</p> <p>No groundwater will be withdrawn, public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater.</p> <p>Please see additional information attached</p> <p>2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.</p> <p>Not applicable, the site is served by public sewer</p> <p>c. Water Runoff (including storm water):</p> <p>1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.</p>	<p>✓ T.J.</p> <p>✓ T.J.</p> <p>✓ T.J.</p>

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<p>Please See Attached</p> <p>2. Could waste materials enter ground or surface waters? If so, generally describe.</p> <p>Please See Attached</p> <p>d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:</p> <p>Please See Attached</p>	<p>✓ N.S.</p> <p>✓ N.S.</p>
<p>4. Plants</p> <p>a. Check and select types of vegetation found on the site:</p> <p><input checked="" type="checkbox"/> Deciduous Tree: <input type="checkbox"/> Alder <input checked="" type="checkbox"/> Maple <input type="checkbox"/> Aspen <input type="checkbox"/> Other</p> <p><input checked="" type="checkbox"/> Evergreen Tree: <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Fir <input type="checkbox"/> Pine <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Shrubs</p> <p><input type="checkbox"/> Grass</p> <p><input type="checkbox"/> Pasture</p> <p><input type="checkbox"/> Crop or Grain</p> <p><input checked="" type="checkbox"/> Wet soil plants: <input type="checkbox"/> Cattail <input checked="" type="checkbox"/> Buttercup <input type="checkbox"/> Bullrush</p> <p><input type="checkbox"/> Skunk cabbage <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Water plants: <input type="checkbox"/> Water lily <input type="checkbox"/> Eelgrass <input type="checkbox"/> Milfoil <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Other types of vegetation (please list)</p> <p>b. What kind and amount of vegetation will be removed or altered?</p> <p>Please See Attached</p>	<p>✓ N.S.</p> <p>✓ N.S.</p>

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<p>c. List threatened or endangered species known to be on or near the site.</p> <p>No threatened or endangered plants are known to exist on the site.</p> <p>d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:</p> <p>Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan. A preliminary Landscape Plan has been completed and submitted as part of this package.</p>	<p>✓ 1-3.</p> <p>✓ 1-3.</p>
<p>5. Animals</p> <p>a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site</p> <p><input type="checkbox"/> Birds: <input type="checkbox"/> Hawk <input type="checkbox"/> Heron <input type="checkbox"/> Eagle <input checked="" type="checkbox"/> Songbirds <input type="checkbox"/> Other</p> <p><input type="checkbox"/> Mammals: <input checked="" type="checkbox"/> Deer <input type="checkbox"/> Bear <input type="checkbox"/> Elk <input type="checkbox"/> Beaver <input checked="" type="checkbox"/> Other</p> <p><input type="checkbox"/> Fish: <input type="checkbox"/> Bass <input type="checkbox"/> Salmon <input type="checkbox"/> Trout <input type="checkbox"/> Herring</p> <p><input type="checkbox"/> Shellfish <input type="checkbox"/> Other</p> <p>b. List any threatened or endangered species known to be on or near the site</p> <p>No threatened or endangered species are known to exist on the site.</p> <p>c. Is the site part of a migration route: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, explain?</p> <p>Yes, the site is part of the Pacific Fly Way.</p>	<p>✓ 1-3.</p> <p>✓ 1-3.</p> <p>✓ 1-3.</p>

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<p>d. Proposed measures to preserve or enhance wildlife, if any:</p> <p>Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan. A preliminary Landscape Plan has been completed and submitted as part of this package.</p>	<p>✓ N.S.</p>
<p>6. Energy and Natural Resources</p> <p>a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs: Describe whether it will be used for heating, manufacturing, etc.</p> <p>Electricity will be the primary source of energy used to provide heating and cooling to each building. This form of energy is immediately available to the site. The builder will provide the appropriate heating and cooling systems, which are energy efficient and cost effective for the end user.</p> <p>b. Would your project affect the potential use of solar energy by adjacent properties? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, generally describe.</p> <p>c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:</p> <p>The requirements of the Uniform Building Code and the State Energy Code will be incorporated into the construction of the buildings. Energy conserving materials and fixtures are encouraged in all new construction.</p>	<p>✓ N.S.</p> <p>✓ N.S.</p> <p>✓ N.S.</p>
<p>7. Environmental Health</p> <p>a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If so, describe.</p>	<p>✓ N.S.</p>

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<p>The project will not generate any environmental health hazards.</p>	<p>✓ 1.5.</p>
<p>1. Describe special emergency services that might be required.</p> <p>None to our knowledge. The project will generate the same need for emergency services as other residential projects in the area.</p>	<p>✓ 1.5.</p>
<p>2. Proposed measures to reduce or control environmental health hazards, if any:</p> <p>There are no on-site environmental health hazards known to exist today nor are there any that will be generated as a direct result of this proposal.</p>	<p>✓ 1.5.</p>
<p>b. Noise</p> <p>1. What types of noise exist in the area which may affect your project (for example: traffic equipment, operation, other)?</p> <p>The main source of off-site noise in this area originates from the vehicular traffic present on NE 116th Street.</p> <p>2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.</p>	<p>✓ 1.5.</p>
<p>Please see attached</p>	<p>✓ 1.5.</p>
<p>3. Proposed measures to reduce or control noise impacts, if any:</p> <p>Building construction will be done during the hours prescribed by the City. Construction equipment will be equipped with muffler devices and idling time should be kept at a minimum.</p>	<p>✓ 1.5.</p>
<p>c. Describe the potential use of the following:</p> <p>1. <input type="checkbox"/> Flammable liquids</p>	

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<p>2. <input type="checkbox"/> Combustible liquids</p> <p>3. <input type="checkbox"/> Flammable gases</p> <p>4. <input type="checkbox"/> Combustible or flammable fibers</p> <p>5. <input type="checkbox"/> Flammable solids</p> <p>6. <input type="checkbox"/> Unstable materials</p> <p>7. <input type="checkbox"/> Corrosives</p> <p>8. <input type="checkbox"/> Oxidizing materials</p> <p>9. <input type="checkbox"/> Organic peroxides</p> <p>10. <input type="checkbox"/> Nitromethane</p> <p>11. <input type="checkbox"/> Ammonium nitrate</p> <p>12. <input type="checkbox"/> Highly toxic material</p> <p>13. <input type="checkbox"/> Poisonous gas</p> <p>14. <input type="checkbox"/> Smokeless powder</p> <p>15. <input type="checkbox"/> Black sporting powder</p> <p>16. <input type="checkbox"/> Ammunition</p> <p>17. <input type="checkbox"/> Explosives</p> <p>18. <input type="checkbox"/> Cryogenics</p> <p>19. <input type="checkbox"/> Medical gas</p> <p>20. <input type="checkbox"/> Radioactive material</p> <p>21. <input type="checkbox"/> Biological material</p> <p>22. <input type="checkbox"/> High piled storage (over 12' in most cases)</p> <p>All potential use of listed materials to be consistent with typical household use.</p>	<p>✓ 1-3</p>
<p>8. Land and Shoreline Use</p> <p>a. What is the current use of the site and adjacent properties?</p> <p>The site currently contains three (3) single family homes and associated out buildings.</p> <p>The current use of the adjacent properties is as follows;</p> <p>North: NE 116th Street South: Single-Family Residential</p> <p>East: Single-Family Residential West: Single-Family Residential</p>	<p>✓ 1-3</p>

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<p>b. Has the site been used for agriculture? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>Not in the recent history of the parcels.</p>	<p>✓ 1.3.</p>
<p>c. Describe any structures on the site.</p> <p>The site currently contains three (3) single family homes and associated out buildings</p>	<p>✓ 1.3.</p>
<p>d. Will any structures be demolished? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, what?</p> <p>All structure currently on the site will be removed.</p>	<p>✓ 1.3.</p>
<p>e. What is the current zoning classification of the site?</p> <p>R-4 - Low Moderate Density Residential zone</p> <p>Other _____</p>	<p>✓ 1.3.</p>
<p>f. What is the current comprehensive plan designation of the site?</p> <p>Single-Family Urban</p> <p>Other _____</p>	<p>✓ 1.3.</p>
<p>g. If applicable, what is the current shoreline master program designation of the site?</p> <p>Other <u>Not applicable</u></p>	<p>✓ 1.3.</p>
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If so, specify. (If unsure check with City)</p> <p>The site contains one (1) category III wetland with a 80' buffer required. The site also includes a small area of slope greater than 40% in the southeast corner of the site.</p>	<p>✓ 1.3.</p>

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<p>i. Approximately how many people would reside or work in the completed project.</p>	
<p>Approximately 87.5 (35 x 2.5) people will reside in the neighborhood.</p>	<p>✓ T.S.</p>
<p>j. Approximately how many people would the completed project displace?</p>	
<p>None. The property is currently owned by the applicant.</p>	<p>✓ T.S.</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any:</p>	
<p>Not applicable.</p>	<p>✓ T.S.</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p>	
<p>The project will comply with the current zoning of the site and the homes will be of similar style and size to the surrounding homes.</p>	<p>✓ T.S.</p>
<p>m. What percentage of the building will be used for:</p>	
<p><input type="checkbox"/> Warehousing</p>	
<p><input type="checkbox"/> Manufacturing</p>	
<p><input type="checkbox"/> Office</p>	
<p><input type="checkbox"/> Retail</p>	
<p><input type="checkbox"/> Service (specify)</p>	
<p><input type="checkbox"/> Other (specify)</p>	
<p><input checked="" type="checkbox"/> Residential</p>	<p>✓ T.S.</p>
<p>n. What is the proposed I.B.C. construction type?</p>	
<p>IRC type is R-3</p>	<p>✓ T.S.</p>

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<p>o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.)</p> <p>A total of approximately 58,296 gross square footage proposed for all 35 units for the project.</p> <p>p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions).</p> <p>None known.</p>	<p>✓ T.J.</p> <p>✓ T.J.</p>
<p>9. Housing</p> <p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>32 homes in the middle income range will be provided. As per the North Redmond plan 3 of the homes will be classified as affordable housing. The affordable homes will be located in the proposed tri-plex.</p> <p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>Three (3) existing homes will be removed which are in the middle income range.</p> <p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>Not applicable.</p>	<p>✓ T.J.</p> <p>✓ T.J.</p> <p>✓ T.J.</p>
<p>10. Aesthetics</p> <p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p>	

To be completed by applicant	Evaluation for Agency Use only
<p>The buildings will meet the height requirements of the R-4 zone. The exterior building materials may include (but is not limited to) any of the following; wood, hardwood, vinyl, masonry, cedar shakes and/or asphalt shingles.</p> <p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None.</p> <p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>The project will complying with the current zoning of the site and will be similar in style and size to the surrounding neighborhoods.</p>	<p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p>
<p>11. Light and Glare</p> <p>a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:</p> <p>Light and glare will originate from street lights and exterior lighting. Light will also be produced from vehicles using the on-site roads. These impacts would occur primarily in the evening and before dawn.</p> <p>b. Could light or glare from the finished project be a safety hazard or interfere with views:</p> <p>No.</p> <p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>The only offsite source of light and glare are from vehicles and outdoor (outdoor lights on homes) lighting from the adjacent streets and nearby neighborhoods.</p>	<p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p>

To be completed by applicant	Evaluation for Agency Use only
<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p> <p>Street Lighting, when deemed necessary, will be installed in a manner that directs the lighting downward without exposed bulbs. Exterior Lighting of buildings will be restricted to porch style lights.</p> <p>12. Recreation</p> <p>a. What designated and informal recreational opportunities are in the immediate vicinity?</p> <p>The Sammamish River trail is approximately two miles to the west.</p> <p>b. Would the proposed project displace any existing recreational uses? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If so, describe.</p> <p>c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:</p> <p>The neighborhood will provide a large open space tract that will include an active recreation area that includes a tot lot.</p>	<p>✓ 1.5.</p> <p>✓ 1.5.</p> <p>✓ 1.5.</p> <p>✓ 1.5.</p>
<p>13. Historic and Cultural Preservation</p> <p>a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.</p> <p>None to our knowledge</p> <p>b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.</p>	<p>✓ 1.5.</p>

To be completed by applicant	Evaluation for Agency Use only
<p>None to our knowledge.</p>	<p>✓ T.S.</p>
<p>c. Proposed measures to reduce or control impacts, if any:</p> <p>None, as there are no known impacts. If an archeological site is found during the course of construction, the State Historical Preservation Officer will be notified.</p>	<p>✓ T.S.</p>
<p>14. Transportation</p> <p>a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.</p> <p>The site currently fronts NE 116th Street. One entrance will be provide off of 116th. Internally the site will have one (1) public road (48' right-of-way) with road stubs provided to the east and west and three (3) private access tracts. Please refer to the Preliminary Plat Plan for the specific layout of roads and private access tracts.</p> <p>b. Is site currently served by public transit? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If not, what is the approximate distance to the nearest transit stop.</p> <p>The nearest transit stop (METRO) is located at the intersection of 172nd Avenue NE and NE 124th Way, approximately one (1.5) mile to the east.</p> <p>c. How many parking spaces would the completed project have? How many would the project eliminate?</p> <p>The project currently proposes 140 parking stalls. The existing homes, which will be removed, have parking for approximately 12 cars.</p> <p>d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).</p>	<p>✓ T.S.</p> <p>✓ T.S.</p> <p>✓ T.S.</p>

To be completed by applicant	Evaluation for Agency Use only
<p>Yes. The site currently fronts NE 116th, one entrance to the site will be provide off of 116th. Internally the site will have one (1) public road (48' right-of-way) and three (3) private access tracts. Please refer to the Preliminary Plat Plan for the specific layout of roads and private access tracts.</p>	<p>✓ T.S.</p>
<p>c. How many weekday vehicular trips (one way) per day would be generated by the completed project? <u>87.5ADT</u> If known, indicate when peak volumes would occur. _____ - _____ a.m. & - _____ p.m. How many of these trips occur in the a.m. peak hours? <u>34</u> How many of these trips occur in the p.m. peak hours? <u>42</u></p>	<p>✓ T.S.</p>
<p>f. Proposed measures to reduce or control transportation impacts, if any.</p>	
<p>Traffic Mitigation fees will be paid as determined during the preliminary review of this project.</p>	<p>✓ T.S.</p>
<p>15. Public Services</p> <p>a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No. If so, generally describe.</p> <p>The need for public service such as fire, health, and police protection will be typical of residential development of this size.</p> <p>b. Proposed measures to reduce or control direct impacts on public services, if any.</p> <p>The buildings will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services.</p>	<p>SCHOOL, FIRE & PARK IMPACT FEES WILL BE ASSESSED</p> <p>✓ T.S.</p> <p>✓ T.S.</p>

To be completed by applicant	Evaluation for Agency Use only
<p>16. Utilities</p> <p>a. Select utilities currently available at the site:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Refuse service <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input type="checkbox"/> Other <p>b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.</p> <p>Electricity will be provided by Puget Sound Energy. Natural Gas will be provided by Puget Sound Energy. Water Service will be provided by City of Redmond. Sanitary Sewer will be provided by City of Redmond. Telephone Service will be provided by Verizon.</p>	<p style="text-align: center;">✓ T.S.</p> <p style="text-align: center;">✓ T.S.</p>

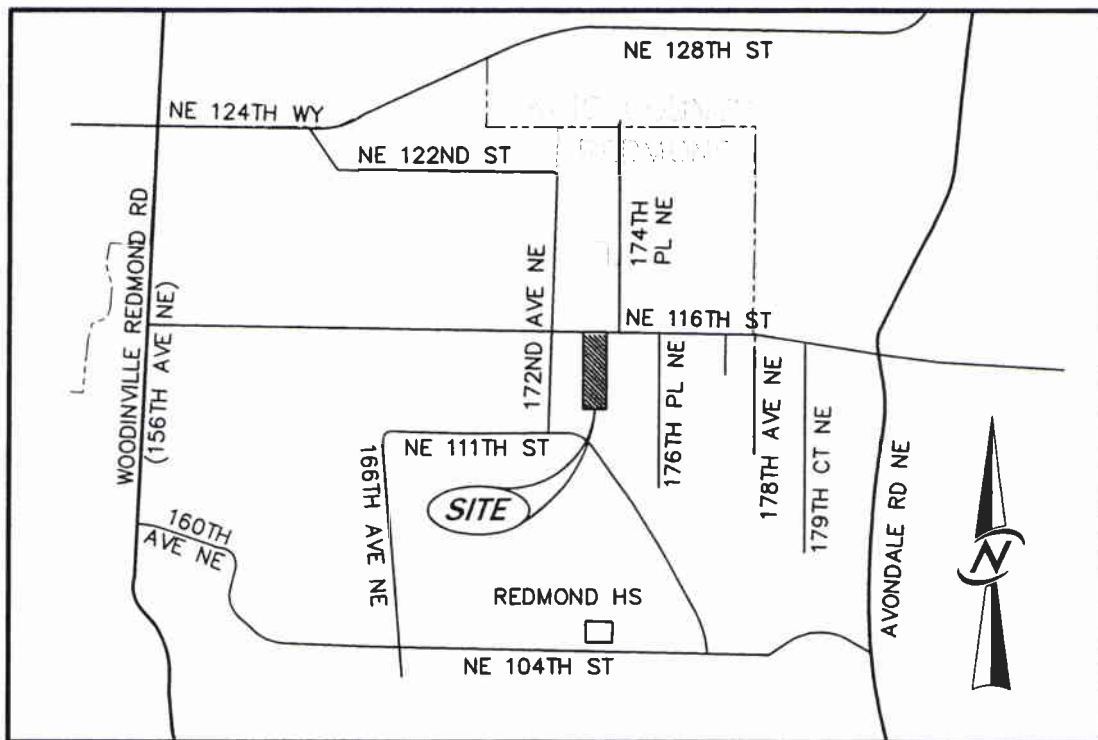
C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Date Submitted: 12/22/2010

Relationship of signer to project: PROJECT MANAGER



VICINITY MAP

1" = 2400'

Hawthorne Lane - SEPA Checklist Response Attachment

B. ENVIRONMENTAL ELEMENTS

1. Earth

- e. The purpose of the grading is to construct the building pads, roads, tracts and utilities. The quantities of the cut and fill that will occur on site are approximately 30,000 cubic yards (15,000 cy cut, 15,000 cy fill). If the site grading has to be changed and fill material is found to be necessary, the source of fill material is unknown at this phase of the project. However, clean fill material approved by the Geotechnical Engineer will be used, as well as replacing peat with competent fill. Please refer to the Grading and Utility Plans prepared by Core Design, Inc for additional information.
- h. A temporary erosion and sedimentation control (TESCP) plan will be prepared and implemented prior to commencement of construction activities. During construction, erosion control measures may include any of the following: siltation fence, temporary siltation ponds, chemical treatment, filtration and other measures; which may be used in accordance with the requirements of the City of Redmond. At completion of the project, permanent measures may include stormwater runoff detention and water quality facilities as required.

B. ENVIRONMENTAL ELEMENTS

2. Air

- c. Construction impacts will not be significant and can be controlled by several methods: watering or using dust suppressants on areas of exposed soils, washing truck wheels before leaving the site, and maintaining gravel construction entrances.

Automobile and fireplace emission standards are regulated by the State of Washington. The site has been included in a "No Burn Zone" by the Puget Sound Air Pollution Control Agency, which went into effect on September 1, 1992. No land clearing or residential yard debris fires would be permitted on-site, nor in the surrounding neighborhood except in accordance with the regulation.

B. ENVIRONMENTAL ELEMENTS

3. Water

a. Surface

- 2. Yes, The construction of the public road stub to the east property line will cause a portion of the on-site wetland to be filled. Altmann Oliver has prepared a wetland mitigation plan for these impacts. This plan has been submitted to the City of Redmond for review and approval.
- 4. Our project is proposing limited infiltration of water from pollution generating impervious surfaces (PGIS). This infiltration would include conveying water from the driveways on lots 1 -13 and 24 – 35 to small, on-lot rain gardens for treatment and

infiltration. This additional infiltration could be performed on these lots because they are underlain by Vashon recessional or advanced outwash. This additional infiltration is being proposed to help the site obtain groundwater recharge that is within 5% of the existing ground water recharge for the site.

b. Ground

- 95% - 1.5.
1. No groundwater will be withdrawn, public water mains will be installed as part of the plat construction. No water will be discharged to groundwater except through the incidental infiltration of stormwater. The project site includes an existing Group B well, that was constructed in 1977. The well was drilled to 71 feet and includes a 6" diameter casing from ground level down to 61'. The well construction also included screens from 61' to 71' as well as a surface seal down to 18'. Included with information submitted to the City of Redmond were a Water Well Report, Water Line Easement and Water Use Agreement, Declaration of Covenant, As-built map, and Water Supply System Upgrade from 2000. Currently, Development within 100' of the well may include, but is not limited to: site preparation, utility installation (Water, Sewer, and Storm Drainage), rockeries, vault and road/tract construction. This plan has been submitted to the City of Redmond for review and approval.

c. Water Runoff

1. Through the construction of buildings and roadways, the existing runoff pattern will be locally modified. Runoff from the proposal will be generated by building roofs, roadways, drive aisles, sidewalks and other impervious surfaces. This water will be collected with an onsite conveyance system to an onsite storm drainage vault located centrally on the site. The vault will be a combination detention/water quality facility. The water quality portion of the vault will be approximately 20,500 cf and the detention portion of the vault will be approximately 85,000 cf. The runoff will then be point discharged to a natural channel and wetland on site.
2. This would be very unlikely. The only materials that could enter ground or surface waters would be those associated with typical residential uses similar to surrounding properties. The Critical Aquifer Recharge Area Report prepared by Associated Earth Sciences discusses this topic in depth starting on Page 18. The report states "Pollutants generated during construction include suspended solids and trace petroleum hydrocarbons. Following

construction, the two primary sources of pollutants include roadways and landscaping chemicals. Roadway runoff includes trace petroleum hydrocarbons and trace metals. Landscaping chemicals include fertilizers, pesticides and herbicides." Following construction these potential pollutants can be generated both by our site and surrounding properties including NE 116th Street.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

A City approved storm drainage system will be designed and implemented in order to mitigate adverse impacts from stormwater runoff. This system will include an approximately 105,000 cf detention/water quality vault. During construction the storm system and the rest of the site sediment control will include temporary erosion control barriers; Chemical treatment, i.e. Chitosan or other chemical floccer, silt fence filtration, ground covering, and either a sediment trap or pond. Soon after the beginning of the site development the permanent stormwater collection/treatment will be constructed to not only maintain the future runoff from the site, but also to control erosion and sediment during construction. This permanent system will ensure that prior to the release of stormwater into the downstream storm system the system will have significantly reduced the potential impacts to ground and surface waters.

4. Plants

- b.** The site is currently a mixture of second growth trees and brush, pasture and single-family landscaping. 60% of the site will be cleared as part of the site preparation phase (Roadways, Utilities and building pads) of the project. Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan.
- d.** Per Redmond Zoning Code the site will retain a minimum of 35% of the existing significant trees as well as 50% of the native vegetation and soil per the North Redmond Plan. A preliminary Landscape Plan has been completed and submitted as part of this package.

5. Animals

7. Environmental Health

d. Noise

2. Short-term noise impacts will result from the use of construction and building equipment during site development and building construction. These temporary activities will be limited to normal working hours set forth by The City of Redmond. Long-term impacts will be those associated with the increase of human population; additional traffic and the typical noise associated with a commercial development.

8. Land and Shoreline Use

- a. The site currently contains three (3) single family homes and associated out buildings.

The current use of the adjacent properties is as follows;

North: NE 116th Street

South: Single-Family Residential

East: Single-Family Residential

West: Single-Family Residential

10. Aesthetics

- a. Per The buildings will meet the height requirements of the R-4 zone. The exterior building materials may include (but is not limited to) any of the following; wood, hardwood, vinyl, masonry, cedar shakes and/or asphalt shingles.

14. Transportation

- a. The site currently fronts NE 116th Street. One entrance will be provide off of 116th. Internally the site will have one (1) public road (48' right-of-way) with road stubs provided to the east and west and three (3) private access tracts. Please refer to the Preliminary Plat Plan for the specific layout of roads and private access tracts.

15. Public Services

- b.** The buildings will be constructed to meet all applicable standards and codes of the County and the Uniform Building Code. The proposed development will contribute to the local tax base and provide additional tax revenue for the various public services

**Hawthorne Lane
Section I: Buildings**

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO ₂ e)			Lifespan Emissions (MTCO ₂ e)
			Embodied	Energy	Transportation	
Single-Family Home.....	32		98	672	792	49979
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	3		54	681	766	4501
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		70.56				3528
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Total Project Emissions:

58007